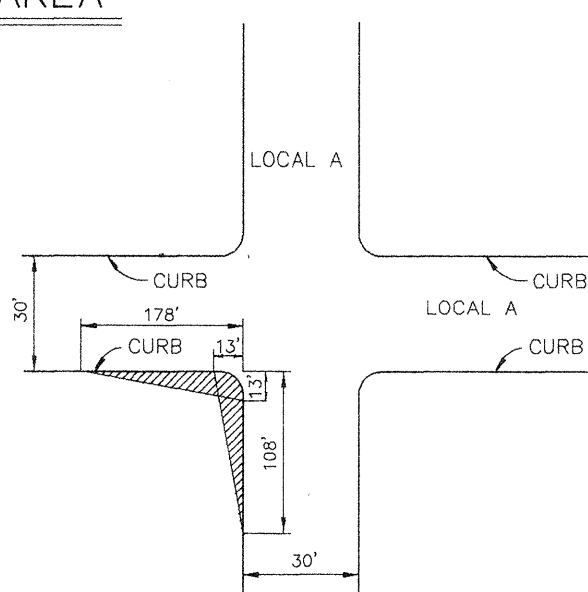


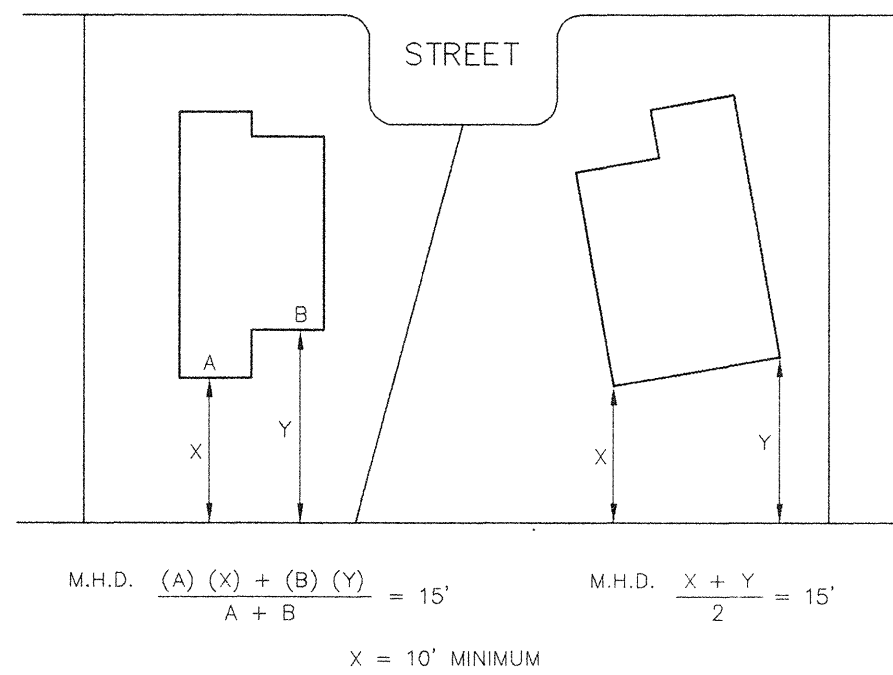
LOCATION MAP

ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.
CURB LENGTHS: EXHIBIT G. LEFT-EQUATION A RIGHT-EQUATION D
 $L = 13 \left(\frac{ISD}{100} \right) \left(1 + \frac{W}{2} \right) + K_A = 108 \text{ FT.}$
 $R = 0.65 \left(\frac{ISD}{100} \right) - \left(\frac{W}{2} + K_D \right) = 178 \text{ FT.}$
 $ISD = 300 \text{ FT. } W = 30 \text{ FT. } K_A = 7 \text{ } K_D = 2$

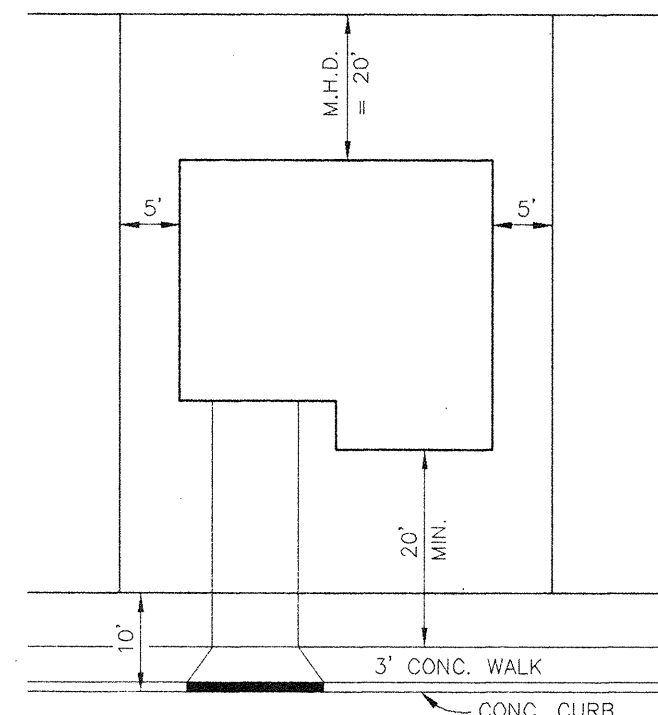
CLEAR VISION AREA



REAR YARD SETBACK ON CUL-DE-SAC OR OTHER UNUSUALLY SHAPED LOTS

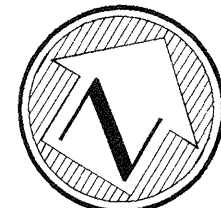
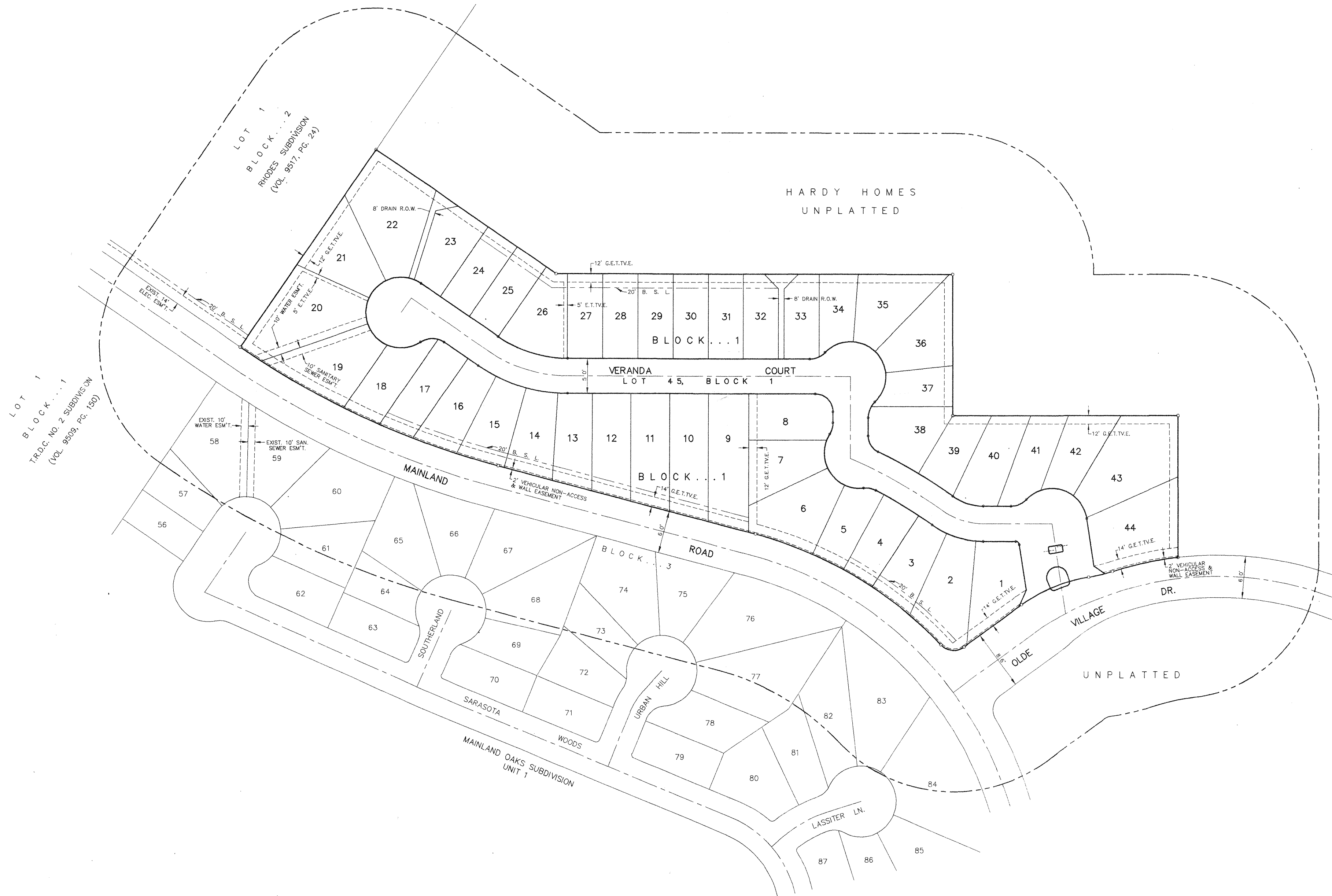


MEAN HORIZONTAL DISTANCE

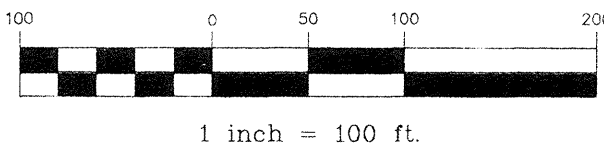


TYPICAL LOT

96-014
APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: *John N. Nunez* Date: *5-10-96*
Secretary: *D. Pauly* Date: *5-10-96*
J.R.V.



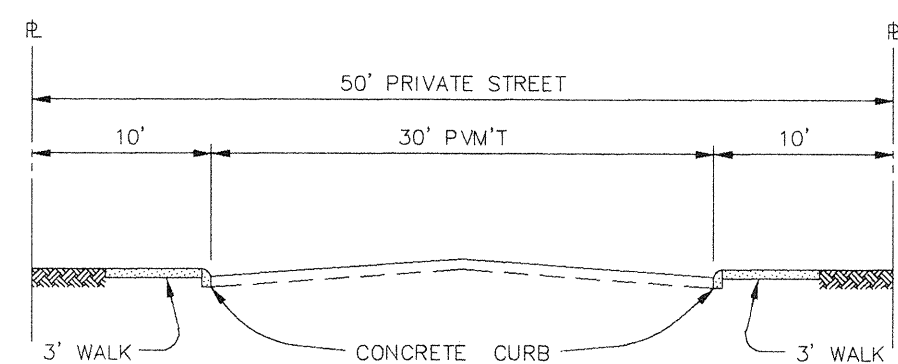
GRAPHIC SCALE



DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT	= (P-1) R-1
MAXIMUM DENSITY ALLOWED	= 8 UNITS PER ACRE
PROPOSED DENSITY	= 4.5 UNITS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	= 35%
PROPOSED PERCENTAGE OF OPEN SPACE	= 57%
TOTAL SPACE OCCUPIED SPACE	= 9.684 ACRES
1.131 ACRES	STREET PAVEMENT/ISLANDS & CONC. DRAINS
0.515 ACRES	DRIVEWAYS (17' X 30')
2.475 ACRES	HOUSE SLABS (INCLUDES GARAGE) (TYPICAL 2450 SF)
4.121 ACRES	TOTAL

NET OPEN SPACE = 5.563 ACRES
+ 9.684 ACRES
OPEN SPACE RATIO = 0.57



TYPICAL STREET SECTION

NOTES:

- SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN. WITHIN CLEAR VISION AREA, NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.
- PEDESTRIAN ACCESS (3' SIDEWALKS) TO BE PROVIDED WITH THE DEVELOPMENT OF EACH RESIDENTIAL LOT.
- ALL STREETS WITHIN DEVELOPMENT ARE PRIVATE STREETS. THE PRIVATE STREETS ARE ALSO DRAINAGE, WATER, SANITARY SEWER, ELECTRICAL, GAS, TELEPHONE, AND CABLE T.V. EASEMENTS. (LOT 45, BLOCK 1).

- 44 RESIDENTIAL UNITS
- TOTAL ACREAGE 9.684 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.
- LOT 45, BLOCK 1 IS A PRIVATE STREET.

DEVELOPER:
GORDON V. HARTMAN ENTERPRISES, INC.
8100 BROADWAY, SUITE 200
SAN ANTONIO, TEXAS 78209
PHONE: (210) 824-7804

"A PLANNED UNIT DEVELOPMENT"

P.U.D. PLAN
for
MAINLAND OAKS SUBDIVISION

W.F. CASTELLA & ASSOCIATES, INC.
Engineers - Surveyors - Planners
1039 W. Hildebrand - San Antonio, Texas 78201 - (210) 734-5351

REVISIONS:

JOB NO. 45617.02
FILE: _____
DATE: 02/26/96
DESIGN: _____
DRAWN: L.R.
CHECKED: *SH*
SHEET 1 OF 1

96-014